DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	13-135091 LI and 13-135101 LO
Project Name/Address:	Forest Ridge Middle School 4800 139th Avenue SE; Bellevue, WA
Planner:	Toni Pratt
Phone Number:	(425) 452-5374

Minimum Comment Period Ends: January 16, 2014

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

Doni Pratt 12/20/13

City of Bellevue Submittal Requirements	27a

Received
DEC 6 2013
Permit Processing
City of Bellevue

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Forest Ridge School of the Sacred Heart, 4800 139th Ave. SE, Bellevue, WA 98006, 425.641.0700

Proponent: Forest Ridge School of the Sacred Heart

Contact Person: Tanja Reiners, AIA
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 320 120th Ave. NE, Bellevue, WA 98006

Phone: 425.827.9246

Proposal Title: Forest Ridge Middle School and Community Relations

Proposal Location: 4800 139th Ave. SE, Bellevue, WA 98005. See attached legal description.
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Demolition of 4 buildings, and construction of 6 new buildings and 1 addition with site work.
2. Acreage of site: 19.752
3. Number of dwelling units/buildings to be demolished: 4 buildings
4. Number of dwelling units/buildings to be constructed: 6 new buildings and 1 dwelling addition
5. Square footage of buildings to be demolished: 37,477
6. Square footage of buildings to be constructed: 94,986
7. Quantity of earth movement (in cubic yards): Cut 1,104 and fill 3,688
8. Proposed land use: Grade School (5 - 8) and Community Relations building
9. Design features, including building height, number of stories and proposed exterior materials:
   Net-zero energy buildings using sustainable materials. Proposed exterior is terra cotta rainscreen, metal roofing, and metal/wood glazing system. 5 buildings at 2 stories, 1 building at 1 story, and 1 addition at 2 stories.
10. Other
    Building Heights: 1= 41'-5", 2A= 33'-11", 2B & 3= 32'-8", 4= 31'-3", 5= 22'-10", 6= 23'-2", I.H. Exp.= 22'-5"

Estimated date of completion of the proposal or timing of phasing:

Fall 2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

8 modulars will be installed on the existing tennis courts, during construction of the Middle School and Community Relations building. They will be removed at the completion of construction.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Tree Retention Plan L0.01 prepared by RVLA dated 08/12/2013, Subsurface Exploration, Geologic Hazards, and Geotechnical Engineering Report dated 08/09/2013, and Transportation Impact Assessment prepared by Transpo.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Do not know.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Administrative Conditional Use Permit, Building Permit, Clearing and Grading Permit, and Sign Permit.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☑ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☑ Hilly ☑ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

>40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Granular sediments, vashon lodgement till, and tertiary sandstone bedrock.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

In general, the site has no apparent signs of past or ongoing deep-seated landslide activity. Evidence of localized shallow soil 'creep' was noticed on the steep slopes below the access road on the wesern side of the site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 1,104 cubic yards of excavation for building pads and related site work. Approximately 3,688 cubic yards of imported structural fill, source to be determined by general contractor.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur after vegetation, hardscape, and buildings are removed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

38.2%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

SWPPP will be developed and implemented to provide a temporary and sedimentation control plan. This plan will establish best management practices (BMP's) to be followed to prevent erosion and prevent sediment from leaving the site. A turbidity-monitoring plan would also be implemented.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust during construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Do not know.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Watering down the open site during construction to reduce dust will be described in specifications.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Not applicable.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Not applicable.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be the source of runoff. Runoff from roofs and hardscape will be collected in retention vaults and used in open water channels cascading down the hill side. Water quality treatment will also be provided. The main water detention vault located under building 2B is approximately 40,000 CF, and a separate detention vault will be used for graywater and landscape irrigation.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Runoff water will be detained on site and released at or below the existing release rates. No run off water impacts are anticipated.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other : alder, maple, madrone, cottonwood, cherry
- [x] evergreen tree: fir, cedar, pine, other : fir, cedar, pine, spruce, hemlock
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

See Tree Retention Plan L0.01 prepared by RVLA dated 08/12/2013

c. List threatened or endangered species known to be on or near the site.

Do not know.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

See Landscape Plans

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☑ Birds: hawk, heron, eagle, songbirds, other: eagle, songbirds, crow, seagull, robin

☑ Mammals: deer, bear, elk, beaver, other: deer, squirrel, rabbit, cougar

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

Bald Eagle

c. Is the site part of a migration route? If so, explain.

Do not know.

d. Proposed measures to preserve or enhance wildlife, if any:

Leave existing forested areas undisturbed as much as possible to preserve wildlife habitat.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Photovoltaic panels providing 405kW will result in net-zero energy buildings.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. Heights of new buildings do not affect adjacent properties.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Glazing >30% of wall area with a U=0.25 max, R-50 at roof, R-25 at walls. Occupancy sensors for lighting.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable.

(1) Describe special emergency services that might be required.

Not applicable.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Not applicable.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None. Project is in the middle of a residential area.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise.

(3) Proposed measures to reduce or control noise impacts, if any:

Limit work to hours approved by the City of Bellevue. Comply with noise ordinance.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Middle School, High School, and dormitory for 29 girls. Adjacent properties are single family residences.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

8 existing educational buildings and 1 girls dormitory.

d. Will any structures be demolished? If so, what?

4 buildings presently used for Middle School, High School, Library, and Community Relations.

e. What is the current zoning classification of the site?

R3.5

f. What is the current comprehensive plan designation of the site?

SF-M. Factoria sub-area.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Steep slopes >40% occur at perimeter. See Slope Analysis drawing.

i. Approximately how many people would reside or work in the completed project?

480 students and 131 faculty and staff.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is comprised of 6 new buildings, rather than one large building, to better fit the sloped site and have a minimal impact on adjacent residences. All new buildings orient inward to a 'Village Square' and 'Village Green'. A 2 story addition to the International House will add 16 dorms, bringing the total to 29.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

14 new dormitory units to house 28 girls plus 2 resident aides.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

39'-5". Principal proposed exterior material is terra cotta rainscreen.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Smaller buildings to reduce the scale of the project.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Site and building lighting would occur at dark.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light or glare impacts, if any:

Outdoor lighting fixtures will have cut off angles that limit direct light only to the site.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Existing gymnasium, playfield, and tennis courts are currently on the property.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

136th Pl. SE & 139th Ave. SE. See Site Plan B & Transpo Group Transportation Impact Assessment.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

KC Metro Route 921 serves the site when school is in session.

c. How many parking spaces would be completed project have? How many would the project eliminate?

197 spaces. None eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

AM Peak: 270 in and 180 out. Afternoon Peak: 100 in and 170 out. See Transpo Group Assessment.

g. Proposed measures to reduce or control transportation impacts, if any:

See Transpo Group Transportation Impact Assessment dated 08/12/13.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Possibly fire protection.

b. Proposed measures to reduce or control direct impacts on public services, if any.

All new buildings will have additional fire hydrants, fire department connections, standpipes and fire sprinkler systems.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, water, refuse service, telephone, data, sanitary sewer.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity by Puget Sound Energy, water and sanitary sewer by City of Bellevue, refuse service by Eastside Disposal, telephone by Qwest.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Sonja Reiners .....

Date Submitted..... 12/6/13 .....

FOREST RIDGE SCHOOL OF THE SACRED HEART
Legal Description
October 30, 2013

Becker Architects

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 88°39'50" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,810.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 83°55'55" WEST HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 110.26 FEET THROUGH A CENTRAL ANGLE OF 25°16'07" TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 395.00 FEET, AN ARC DISTANCE OF 105.68 FEET, THROUGH A CENTRAL ANGLE OF 15°19'43" TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 9 OF SOMERSET NO. 14, AS PER PLAT RECORDED IN VOLUME 74 OF PLATS, PAGES 30 AND 31, RECORDS OF KING COUNTY; THENCE NORTH 77°08'31" EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND ITS EASTERLY PROLONGATION, 243.04 FEET TO THE EASTERLY MARGIN OF 139TH AVENUE SOUTHEAST, AS SHOWN ON SAID SOMERSET NO. 14; THENCE NORTHERLY ALONG SAID EASTERLY MARGIN, ON A CURVE, TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 77°88'31" EAST, HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 123.68 FEET TO THE SOUTHWESTERLY LINE OF LOT 1 OF SOMERSET CREST, AS PER PLAT RECORDED IN VOLUME 100 OF PLATS, PAGE 73, RECORDS OF KING COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 61°37'13" EAST 120.53 FEET; THENCE SOUTH 22°38'25" WEST 25.00 FEET; THENCE SOUTH 19°21'02" EAST, 11.44 FEET TO THE MOST WESTERLY CORNER OF LOT 2 OF SAID SOMERSET CREST; THENCE CONTINUING ALONG THE BOUNDARY OF SAID SOMERSET CREST, THE FOLLOWING COURSES: SOUTH 19°21'02" EAST 6.92 FEET; SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 99.64 FEET; SOUTHERLY ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 785.00 FEET, AN ARC DISTANCE OF 330.25 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG SAID SOUTH LINE, NORTH 88°39'50" WEST 605.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE WESTERLY BOUNDARIES OF THAT CERTAIN TRACT CONVEYED TO THE CITY OF BELLEVUE FOR WATER TANK SITE BY DEED RECORDED UNDER RECORDING NO. 7703070609 AND OF THE SAID PLAT OF SOMERSET CREST;

TOGETHER WITH THAT PORTION OF LOTS 5 AND 6 IN BLOCK 9 OF SOMERSET NO. 14, AS PER PLAT RECORDED IN VOLUME 74 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 26°59'48" WEST 81.65 FEET; THENCE SOUTH 19°26'40" WEST 46.86 FEET; THENCE SOUTH 04°21'06" WEST 42.80 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE, 51.46 FEET TO THE WESTERLY MARGIN OF 139TH AVENUE SE; THENCE NORTHEASTERLY ALONG SAID STREET TO POINT OF BEGINNING;
(ALSO KNOWN AS EASTERLY PORTION OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 87-3819, RECORDED UNDER RECORDING NO. 8712189001);

AND TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 5 EAST W.M., LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED

FOREST RIDGE SCHOOL OF THE SACRED HEART

Becker Architects

Vicinity Map

October 25, 2013